

**HOUSE SUMMARY OF SENATE AMENDMENTS**

House Bill No. 1423 by Representative Hutter

ATTORNEYS/FEES: Provides for the collection of court costs and attorney fees relative to a suit regarding damage to a condominium

**Synopsis of Senate Amendments**

1. Clarifies that the association of unit owners are responsible for failure to repair damage to any common element of a unit or portion of a unit which falls under the responsibility of the association.

**Digest of Bill as Finally Passed by Senate**

Proposed law allows for the awarding of reasonable attorney fees and court costs when the association of unit owners of a condominium fails to repair damage to any common element of actions or inactions by the unit or any portion of a unit that falls under the responsibility of the association and the individual unit owner incurs expenses in bringing a claim when a judgment is rendered in the unit owner's favor.

Proposed law provides that any contractual provision that attempts to limit, diminish, or prevent the recovery provided by proposed law shall be prohibited.

(Adds R.S. 9:1121.104)